059.0	0003	0012.B	1 of 1	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,300 /	729,300
					USE VALUE:	729,300 /	729,300
					ASSESSED:	729,300 /	729,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	70 BOW ST LLC		
Owner 2:			
Owner 3:			
Street 1:	70 BOW STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GODDARD SANDRA L/TRUSTEE -
Owner 2:	KER-AL-LEI REALTY TRUST -
Street 1:	85 PARK STREET
Twn/City:	STONEHAM
St/Prov:	MA Cntry:
Postal:	02180

NARRATIVE DESCRIPTION

This parcel contains 10,090 Sq. Ft. of land mainly classified as Ind.-Whs. with a Warehouse Building built about 1956, having primarily Conc. Block Exterior and 3200 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
401	10090.000	115,300		614,000	729,300
Total Card	0.232	115,300		614,000	729,300
Total Parcel	0.232	115,300		614,000	729,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 227.91 | /Parcel: 227.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	39336
GIS Ref	
GIS Ref	
Insp Date	06/15/18

!5203!

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0003-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	401	FV	115,300	0	10,090.	603,900	719,200	719,200	Year End Roll	12/18/2019
2019	401	FV	103,600	0	10,090.	563,700	667,300	667,300	Year End Roll	1/3/2019
2018	401	FV	103,600	0	10,090.	503,300	606,900	606,900	Year End Roll	12/20/2017
2017	401	FV	103,600	0	10,090.	442,900	546,500	546,500	Year End Roll	1/3/2017
2016	401	FV	103,600	0	10,090.	332,200	435,800	435,800	Year End	1/4/2016
2015	401	FV	94,200	0	10,090.	302,000	396,200	396,200	Year End Roll	12/11/2014
2014	401	FV	94,200	0	10,090.	302,000	396,200	396,200	Year End Roll	12/16/2013
2013	401	FV	94,200	0	10,090.	302,000	396,200	396,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5203

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GODDARD SANDRA	50059-524		9/5/2007	Change>Sale	700,000	No	No		
BROWN HAZEL	23408-256		7/9/1993		255,000	No	No		Y

PRINT

Date	Time
12/10/20	20:07:29

LAST REV

Date	Time
10/09/19	15:09:04
apro	

USER DEFINED

Prior Id # 1:	39336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2013	1288	Re-Roof	31,275	C				
6/11/2010	584	Sign	759					
1/23/1997	36		2,500	C				ADD SHOWROOM

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Meas/Inspect	PH	Patrick H
5/5/2014	External Ins	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
3/10/2009	Measured	197	PATRIOT
6/14/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
401	Ind.-Whs.		10090		Sq. Ft.	Site		0	30.5	2.00	CA									613,994						614,000	

Total AC/HA: 0.23163 | Total SF/SM: 10090 | Parcel LUC: 401 Ind.-Whs. | Prime NB Desc: COMM AVG | Total: 613,994 | Spl Credit | Total: 614,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	9 - Metal		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.90280086
Adj $ / SQ:	49.835
Other Features:	1000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	192240
Depreciation:	76896
Depreciated Total:	115344

COMMENTS

CRAIG`S LANDSCAPING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:					HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

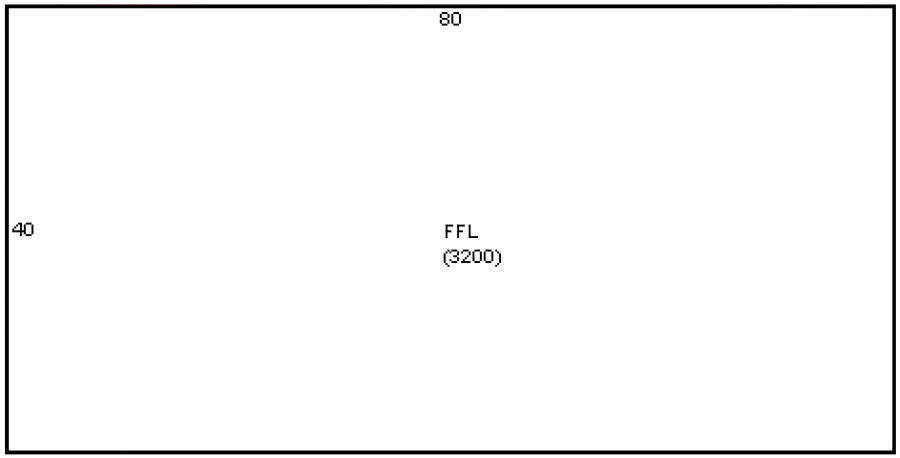
No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	60.30
Special Features:	0	Val/Su Net:	36.03
Final Total:	115300	Val/Su SzAd	36.03

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,200	49.340	157,876
Net Sketched Area:		3,200	Total:	157,876
Size Ad	3200	Gross Are	3200	FinArea 3200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	25	F	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

059.0-0003-0012.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc